Capsule Summary for 65 Maryland Avenue AA-27

Built in the period between 1921 and 1924, the building at 65 Maryland Avenue is located on property that was originally part of the tract of land associated with the Wesley Chapel Methodist Episcopal Church. The history of the property illustrates the development of the sole-surviving vacant lot on Maryland Avenue between State Circle and Prince George Street. Additionally the building designated as 65 Maryland Avenue illustrates the use of the vernacular style in the early 20-century, while similar to the late 19th century commercial buildings found in historic Annapolis.

Abutting the iron-fronted building at 67-69 Maryland Avenue towards the west and standing free on its eastern side, 65 Maryland Avenue is a two-story, two-bay building with commercial space on the first floor and apartments on the second floor. Set upon a brick foundation and built of hollow tile, the building is clad on the front elevation by a buff-colored common bond brick veneer and on the side elevation by stucco. The rear elevation has brick on the first floor and stucco above. The primary elevation of the building faces Maryland Avenue and is characterized by the first floor store front, the side-passage entry leading to the second floor apartments, and the projecting wooden cornice with modillions. The narrow building is covered with a sloped roof with a single, brick chimney located towards its rear.

MD INVENTORY OF HISTORIC PROPERTIES ANNAPOLIS SURVEY
1. Name of Property
historic name
2. Location
street & number <u>65 Maryland Avenue</u> not for publication city or town <u>Annapolis</u> vicinity state <u>Maryland</u> code county <u>Anne Arundel</u> code zip code <u>21401</u>
3. State/Federal Agency Certification N/A
======================================
Ownership of Property (Check all that apply) X private public-local public-State public-Federal Category of Property (Check only one box) 1 building(s) district site structure object
Number of Resources within Property Contributing Noncontributing buildings sites structures objects Total
Is this property listed in the National Register? Yes X Name of Listing Annapolis Historic District

MARYLAND HISTORICAL TRUST

Inventory No. AA-27

Maryland Inventory of Historic Properties
Annapolis Survey
65 Maryland Avenue Inventory No. AA-27
Anne Arundel County, Maryland (Page 2)

6. Function	or Use	== == ====	
	Inctions (Enter categories Commercial/Domestic		
Current Fur Cat: _ -	ctions (Enter categories Commercial/Domestic	from inst Sub:	tructions) Store/Apartment
======== 7. Descript ======== Architectur - -	ion e====================================	======= =========== categorie	es from instructions)
founda roof _	Enter categories from ins ation <u>Brick</u> Not Visible Common Bond Brick/Stucco		s)
other other			<u> </u>

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. $\underline{7-1}$

Maryland Inventory of Historic Properties
Annapolis Survey
65 Maryland Avenue Inventory No. AA-27
Anne Arundel County, Maryland (Page 3)

_____ 8. Statement of Significance _____ Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing) Property is associated with events that have made a ____ A significant contribution to the broad patterns of our history. Property is associated with the lives of persons ____ B significant in our past. Property embodies the distinctive characteristics _X__ C of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components individual distinction. Property has yielded, or is likely to yield ____ D information important in prehistory or history. Criteria Considerations (Mark "X" in all the boxes that apply.) owned by a religious institution or used for ____ A religious purposes. _____В removed from its original location. a birthplace or a grave. ____ C ____ D a cemetery. ____ E a reconstructed building, object, or structure. a commemorative property. ____F ____ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties
Annapolis Survey
65 Maryland Avenue Inventory No. AA-27
Anne Arundel County, Maryland (Page 5)

9. Major Bibliographical References

content c

Articles, Books, Published and Unpublished Resources

Anderson, Elizabeth B. <u>Annapolis: A Walk Through History</u>. Centreville, MD: Tidewater Publishers, 1984.

Anne Arundel County Assessment Records. 1876-1896; 1896-1905. Maryland State Archives. Record Group C35.

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

The Maryland Comprehensive Historic Preservation Plan. Maryland Historical Trust. Department of Economic and Community Development, June 1986.

McIntire, Robert Harry. <u>Annapolis Maryland Families</u>. Baltimore: Gateway Press, Inc., 1979.

Papenfuse, Edward. "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29 "Records of the Bureau of the Census." 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas. Magnus, 1864, Reproduced, 1967.
Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.
Hopkins, G.M. Map of Annapolis, 1878.
Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.
Plan of Annapolis, Geo. H. Shafer, 25 July 1718.
Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

Photographs

Hayman Collection, 1920ca-1930ca. Record Group SC1406. Annapolis, Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis, Maryland: Maryland State Archives.

Maryland Inventory of Historic Properties
Annapolis Survey
65 Maryland Avenue Inventory No. AA-27
Anne Arundel County, Maryland (Page 6)

City Directories

Mullin-Kille and Capital-Gazette City Directories of Annapolis, MD. Ohio: Mullin-Kille; Evening Capital; and the Maryland Gazette, 1949.

<u>Polk's City Directories of Annapolis, MD</u>. New York: R.L. Polk and Co., 1928, 1954.

Verbal Boundary Description (Describe the boundaries of the property.)

The property designated 65 Maryland Avenue occupies part of Parcel **9**22 on Tax Map 4-6.

Boundary Justification (Explain why the boundaries were selected.)

This parcel was originally part of a larger tract of land belonging to the carpenter, John Smith and his heirs, and has been associated with the property since the construction of the building on the site between 1921 and 1924.

	=======================================
11. Form Prepared By	
name/title <u>Laura Trieschmann & Kim Wil</u>	liams date Dec. 20, 1993
	telephone <u>(301) 656-5283</u> state <u>MD</u> zip code <u>20815</u>
12. Property Owner	
name Steve Katcheves	
street & number 108 W. Bay View Drive	telephone
city or town <u>Annapolis</u>	state <u>MD</u> zip code <u>21403</u>

Section <u>7</u> Page <u>1</u>

name of property
Anne Arundel County, MD
county and state

The commercial building at 65 Maryland Avenue was constructed on the sole-surviving vacant lot on the block of Maryland Avenue between State Circle and Prince George Street between 1921 and 1924¹. The narrow, two-bay store stands two stories in height and was built in a vernacular style similar to the late 19th century commercial buildings found in historic Annapolis.

Abutting the iron-fronted building at 67-69 Maryland Avenue towards the west and standing free on its eastern side, 65 Maryland Avenue is a two-story, two-bay building with commercial space on the first floor and apartments on the second floor. Set upon a brick foundation and built of hollow tile, the building is clad on the front elevation by a buff-colored common bond brick veneer and on the side elevation by stucco. The rear elevation has brick on the first floor and stucco above. The primary elevation of the building faces Maryland Avenue and is characterized by the first floor store front, the side-passage entry leading to the second floor apartments, and the projecting wooden cornice with modillions. The narrow building is covered with a sloped roof with a single, brick chimney located towards its rear.

The two-bay facade consists, on the first floor, of a storefront and a side-passage entry and, on the second floor of two regularly spaced windows. The store front, altered in the mid-20th century, consists of a polygonal glass window bay next to the recessed entry leading into the first floor commercial space. The fixed window has 25 square panes on the front, two long and narrow panes abutting at the corner to form a bevelled edge and 20 square panes on the side next to the entry door. The store entry features a wood and glass replacement door. Unlike the recessed store entry, the apartment entry is flush with the building's facade and features a 6-panelled wood and glass replacement door. Glazed tiles, added to the brick-fronted building during the alteration of the storefront in the mid-20th century, are located above the store front and side-passage door and below the second floor windows. Two rows of approximately three-inch square glazed black tiles are located directly above the store front as a frieze, or stringcourse. This stringcourse is separated by two-rows of

¹ The building does not appear on the 1921 Sanborn Map, but does appear on a ca. 1924-1925 aerial view of Maryland Avenue. Although no building existed on the site prior to this, an exterior stair to 69 Maryland Avenue and one-story frame shed additions to the same building did project onto the current site of 65 Maryland Avenue.

MARYLAND INVENTORY OF HISTORIC PROPERTIES ANNAPOLIS SURVEY CONTINUATION SHEET

Inventory No. AA-27

Section 7 Page 2

65 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

larger, approximately 18-inch square, mustard-colored glazed tiles by a molded wood cornice of the storefront. Above the mustardcolored tiles is a wooden cornice with an unornamented recessed panel. The second floor of the building has two 1/1 windows with jack-arched brick lintels. A brick stringcourse, two bricks wide, is located above the second floor windows. A projecting wood cornice with a wooden entablature and wooden modillions finishes the front elevation.

The exposed eastern side elevation, clad with stucco, is separated approximately three feet from the building at 61 Maryland Avenue and has six, 1/1 window openings. The rear elevation, brick on the first floor and stucco above, has a single 1/1 window on the second floor.

The interior of the building consists of a single, long and narrow room in the first floor commercial space, an enclosed stair leading to the second floor and the second floor apartment above. The first floor store, now the Leather and Fur Shoppe, has plain plaster walls and a pressed tin ceiling with a curved and floral-patterned tin cornice. The stairs, leading to the second floor apartments of 65 Maryland Avenue as well as 67-69 Maryland Avenue, are accessible from the exterior side-passage entry. The stairs are wooden and lead to a wood panelled door, which opens onto the three separate apartments located above the two buildings. The apartments were not surveyed.

² Although these stairs are located on the same site as the wooden exterior stairs which led to the second floor of the commercial building at 69 Maryland Avenue and indicated on the Sanborn Maps, it appears that these stairs were specifically built as interior stairs to both 65 and 69 Maryland Avenue.

Section <u>8</u> Page <u>1</u>

65 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

Built in the period between 1921 and 1924, the building at 65 Maryland Avenue is located on property that was originally part of the tract of land associated with the Wesley Chapel Methodist Episcopal Church. The history of the property illustrates the development of the sole-surviving vacant lot on Maryland Avenue between State Circle and Prince George Street. Additionally the building designated as 65 Maryland Avenue illustrates the use of the vernacular style in the early 20-century, while similar to the late 19th century commercial buildings found in historic Annapolis.

Designated as part of lot 82 and all of lot 81 on the Stoddert Map of 1718, the Smith property originally was bounded by Maryland Avenue, State Circle and Prince George Street. After the death of John Smith in 1737, the property was owned by his daughter, Sarah Smith. That same year Sarah Smith married John Ramsay. In 1772, the daughter of Sarah and John Ramsay married Vachel Stevens. Vachel Stevens leased the property to the Knowles family. Documentation states that in 1782, Edward Knowles received a liquor license and operated a saloon on the property. By 1787, John Welsh opened a tavern in a house that was formerly occupied by the Knowles family. In 1788, the tax assessment records document that John Welsh was living on the lots at L40 rent in an "L-shaped dwelling with a 30x18 wing and a 24x18 wing; 16x26 kitchen, both out of repair. A 10x20 old smokehouse and an almost new stable, 20x20."

When Vachel Stevens died in 1787, his sons John Mercer Stevens and John Ramsay Stevens acquired the land. In 1790, John Mercer Stevens was assessed with one frame dwelling and an outhouse. Upon his death in 1803, his daughter, Sarah Stevens received a dwelling, kitchen and an outhouse. In 1821, Sarah Stevens, now Anderson, conveyed the property to Baruch Fowler who reconveyed it back to Stevens immediately. Two years later, Sarah Anderson and her husband, Theodore, conveyed the property to Jacob Williams. Lot 81 and part of lot 82 contained several houses at the time of the sale

³Liber MCP 6 Folio 19

^{&#}x27;Anne Arundel Test. PP Box 12, folder 77, Maryland State Archives. Further research of lot 81 and lot 82 may provide more historical documentation and the actual location of the L-shaped dwelling.

⁵Liber WSG 7 Folio 481 and Liber WSG 8 Folio 97

MARYLAND INVENTORY OF HISTORIC PROPERTIES ANNAPOLIS SURVEY CONTINUATION SHEET

Inventory No. AA-27

Section 8 Page 2

65 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

in 1823.6

In 1848, the heirs of Jacob Williams conveyed the property to Daniel M. Sprogle. Sprogle was born in Maryland on September 30, 1822 and died in 1889. In 1848, Daniel Sprogle was employed to lay the brickwork for the First Presbyterian Church on Duke of Gloucester Street. He was a Trustee for the Church between 1862 and 1868. He was listed in the 1850 Census Records as a white male, 27 years old with a land worth of \$1,500. He operated a lumber mill and was listed on the 1880 Census Records as a builder. Daniel married Rebecca Catherine Welch. The couple had four children, Hester Katherine Culver, J.H. Sprogle, Daniel Stansbury Sprogle, and Rizpah Welch Ladd. Sprogle owned a majority of the property on the southern side of Maryland Avenue and was responsible for the subdivision and sale of 41-43 Maryland Avenue westward to 77 Maryland Avenue.

Within months of purchasing the property, Daniel Sprogle sold it to George Jones and Philip Clayton. Philip Clayton reconveyed his half share to George Jones, who owned the undeveloped property until 1870 when it was sold by Alexander B. Hagner, Trustee. The Trustees of the Wesley Chapel Methodist Episcopal Church purchased the entire parcel located at 65-69 Maryland Avenue, and constructed a brick chapel. According to the Sanborn Maps of 1885, the building was 20-feet to the eaves and occupied three-quarters of the parcel. A small square frame building was located to the north of the chapel. The one-story, two-room deep building was used as the "parish shop." A two-story frame dwelling was located on the property to the southeast of the chapel. By 1897, both of the frame buildings were demolished.

⁶Liber WSG 9 Folio 269

⁷Liber JHN 3 Folio 156

⁸Robert Harry McIntire. <u>Annapolis Maryland Families</u>. (Baltimore: Gateway Press, Inc., 1979), p. 661.

⁹Liber JHN 3 Folio 196

¹⁰Liber NHG 13 Folio 240; Liber SH 4 Folio 575

¹¹Plat Map dated 1900, Liber GW 18 Folio 411

MARYLAND INVENTORY OF HISTORIC PROPERTIES ANNAPOLIS SURVEY CONTINUATION SHEET

Inventory No. AA-27

Section 8 Page 3

name of property
Anne Arundel County, MD
county and state

The Trustees maintained the property over the next 30-years, when it was sold to William and Mary Childs. Childs demolished the chapel and constructed a two-story brick building with an iron facade at 67-69 Maryland Avenue. According to the early Sanborn Maps, the property located at 65 Maryland Avenue contained a small L-shaped frame addition at the southeast corner of the brick building, and a frame straight-flight stair at the northern corner.

In 1908, William Childs sold the property located at 65-67 Maryland Avenue to William J. and Grace Wolff. Wolff conveyed it the following year to Philip B. and Eleanor M. Cooper. In 1911, the property was sold to Walter H. and Beatrice E. Hart, who maintained it until 1923 when it was sold to Theodore S. Samaras. The addition and the stair were removed between 1921 and 1924, and the present two-story hollow tile building was constructed on the 42-feet x 59-feet site. In

Samaras sold the building in 1928 to Gregory and Artemisia Characklis. The According to the City Directories for 1928-1929, the building was used by Edgar H. Pickering, photographer. It was sold again in 1931 to Steve Foundas. During the ownership of Foundas, the building located at 65 Maryland Avenue was leased as Ruth's Beauty Salon in 1949 and in 1954. The second floor contained a rental apartment, with a common straight-flight entry located at 67 Maryland Avenue. Upon the death of Foundas in 1957, Steve

¹²Liber GW 18 Folio 408

¹³Liber GW 58 Folio 378

¹⁴Liber GW 71 Folio 295

 $^{^{15} \}rm{Liber}$ GW 86 Folio 198; Liber WNW 84 Folio 159, Liber WNW 95 Folio 204, and Liber WNB 25 Folio 217

¹⁶The date of construction was based on the Sanborn Maps of 1921 and a 1924 photograph. (View from Dome; Maryland Avenue to East Street, ca. 1924-1925. Hayman collection, MSA SC-1406-125, 1924-1925).

¹⁷Liber FSR 43 Folio 234

¹⁸Liber FSR 86 Folio 464

MARYLAND INVENTORY OF HISTORIC ANNAPOLIS SURVEY CONTINUATION SHEET	PROPERTIES Inventory No. AA-27
Section 8 Page 4	65 Maryland Avenue name of property Anne Arundel County, MD county and state

Katcheves inherited the building. 19 Katcheves and his wife, Styliani, presently own and lease the building located at 65 Maryland Avenue. Currently, the commercial space is occupied by a Leather and Fur Shoppe, while the second floor contains a rental apartment.

¹⁹Will Liber GMN 1 Folio 15

65 Maryland Avenue

name of property

Anne Arundel County, MD

county and state

Historic Period Theme: Architecture, Landscape

Architecture and Community

Planning

Geographic Organization: Western Shore

Chronological/Developmental Period: Industrial/Urban

Dominance, 1870-1930

Resource Type(s): Standing Structure

65 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

Chain	of	Title	for	65 Ma	aryland	Ave	enue:		
1730:					Garret house	to	John	Smith,	carpenter

Liber RD 2 Folio 192

: John Smith to daughter Sarah Smith

1737: John Smith to daughter Sarah Smith
Lot 81 and part of 82
Liber RD 1 Folio 84

1782: Vachel Stevens, son-in-law of Sarah Smith Ramsay

1788: Vachel Stevens wills to sons, John Mercer Stevens and John Ramsay Stevens

1803: Daughter of John Mercer Stevens, Sarah Stevens owns property

1821: Sarah Stevens deeds to Baruch Fowler Liber WSG 7 Folio 481

1821: Fowler reconveys to Theodore and Sarah Stevens Anderson Liber WSG 8 Folio 97

1823: Theodore Anderson to Jacob Williams Liber WSG 9 Folio 269

1848: Jacob Williams heirs to Daniel M. Sprogle Liber JHN 3 Folio 156

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65 Maryland Avenue

		os Maryrand Avenue
	n	ame of property
		Anne Arundel County, MD
	C	ounty and state
1848:	Daniel Sprogle to George J Liber JHN 3 Folio 196	
1848:	Philip Clayton conveys his Liber NHG 13 Folio 240	half share to George Jones
1870:	Alexander B. Hagner, Trust Chapel Methodist Episcopal Liber SH 4 Folio 575	ee to Trustees of the Wesley Church
1871:	James Hourson, Trustee, an the Wesley Chapel Methodis Liber SH 5 Folio 561 Liber GEG 3 Folio 35	d George Jones to Trustees of t Episcopal Church
1900:	Trustees of the Maryland Church to William and Mary part of lot Liber GW 18 Folio 408	Avenue Methodist Episcopal Childs
1901:	Sarah Hart to William and part of lot to the west Liber GW 21 Folio 177	Mary Childs
1908:	William and Mary Childs to Liber GW 58 Folio 378	William J. and Grace Wolff
1909:	William J. and Grace Wolff Cooper Liber GW 71 Folio 295	to Philip B. and Eleanor M.
1911:	Philip B. and Eleanor M. Co E. Hart Liber GW 86 Folio 198	oper to Walter H. and Beatrice
1923:	Walter H. and Beatrice E. Liber WNW 68 Folio 353	Hart to Annie McC. Hepburn

65 Maryland Avenue
name of property
Anne Arundel County, MD
county and state

Liber WNW 84 Folio 159

Theodore N. Samaras to Theodore S. Samaras Liber WNW 95 Folio 204

George Samaras to Theodore S. Samaras Liber WNB 25 Folio 217

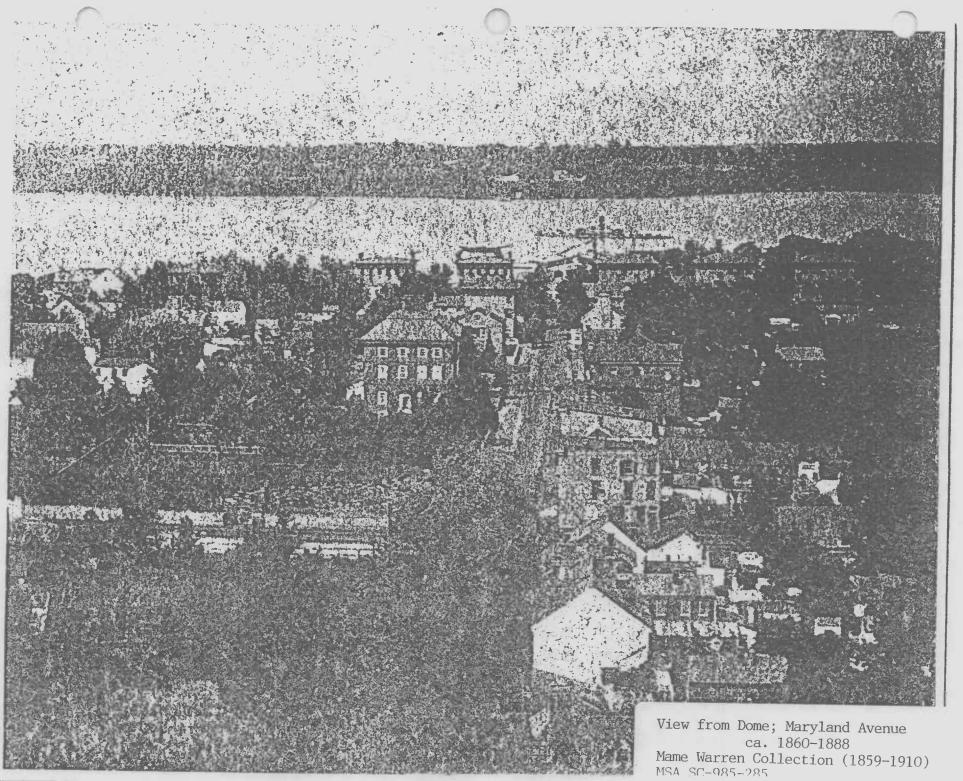
1928: Theodore S. Samaras to Gregory and Artemisia Characklis Liber FSR 43 Folio 234

1931: Gregory and Artemisia Characklis to Steve Foundas Liber FSR 86 Folio 464

1957: Steve Foundas wills to Steve Katcheves Will Liber GMN 1 Folio 15

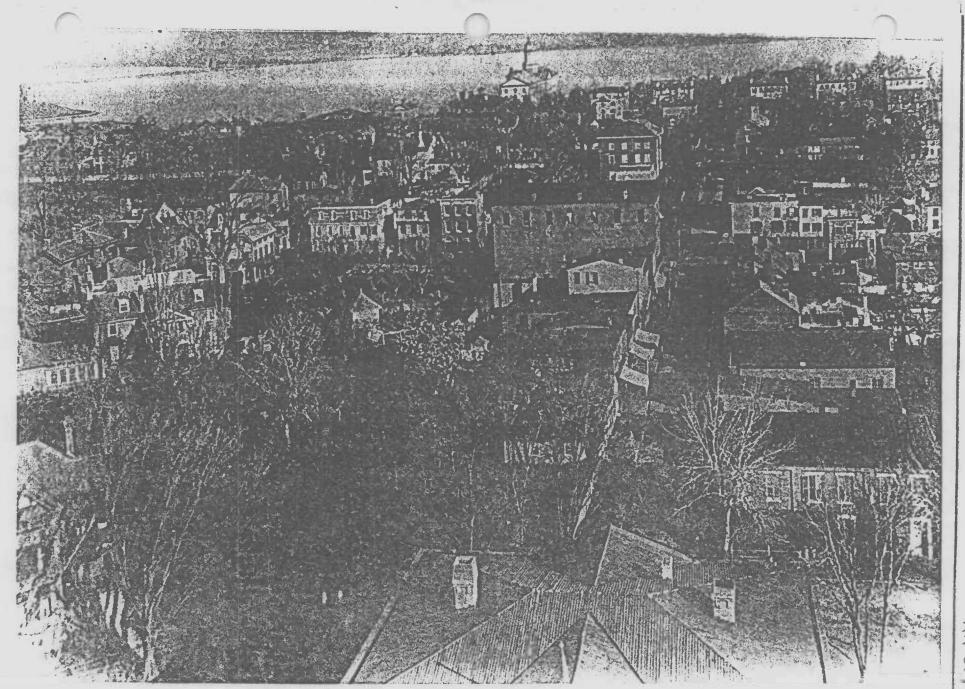
The second secon

1975: Steve Katcheves half share to his wife, Styliani Katcheves
Liber 2754 Folio 105

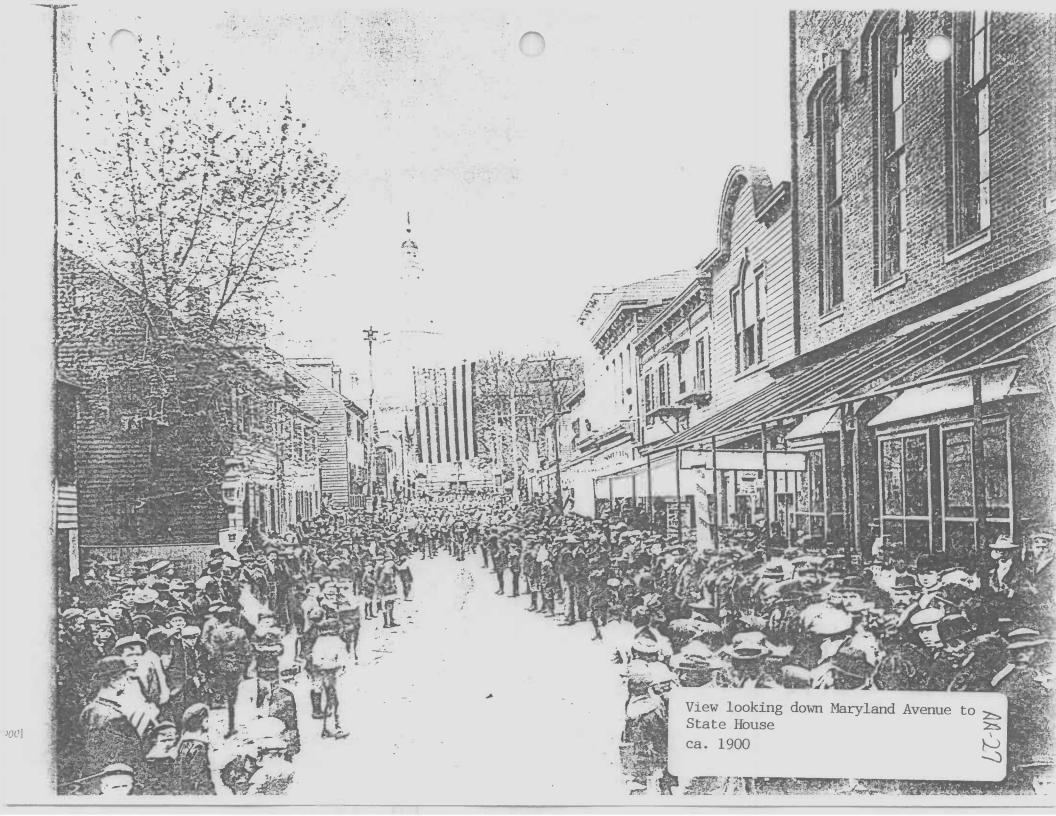


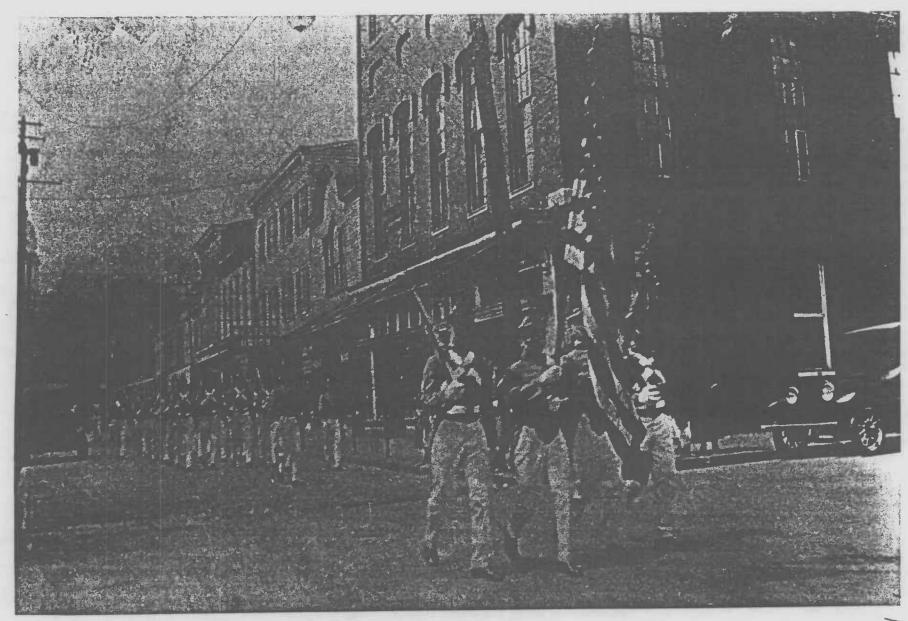


View from Dome; Maryland Avenue ca. 1890 Mame Warren Collection (1859-1910) MSA SC-985-288



View from Dome; Maryland Avenue ca. 1838-1895 Mame Warren Collection (1859-1910) MSA SC-985-287





View looking down Maryland Avenue ca. 1906 SC 2140-526





Postcard: Maryland Ave from State House ca. 1910-1920

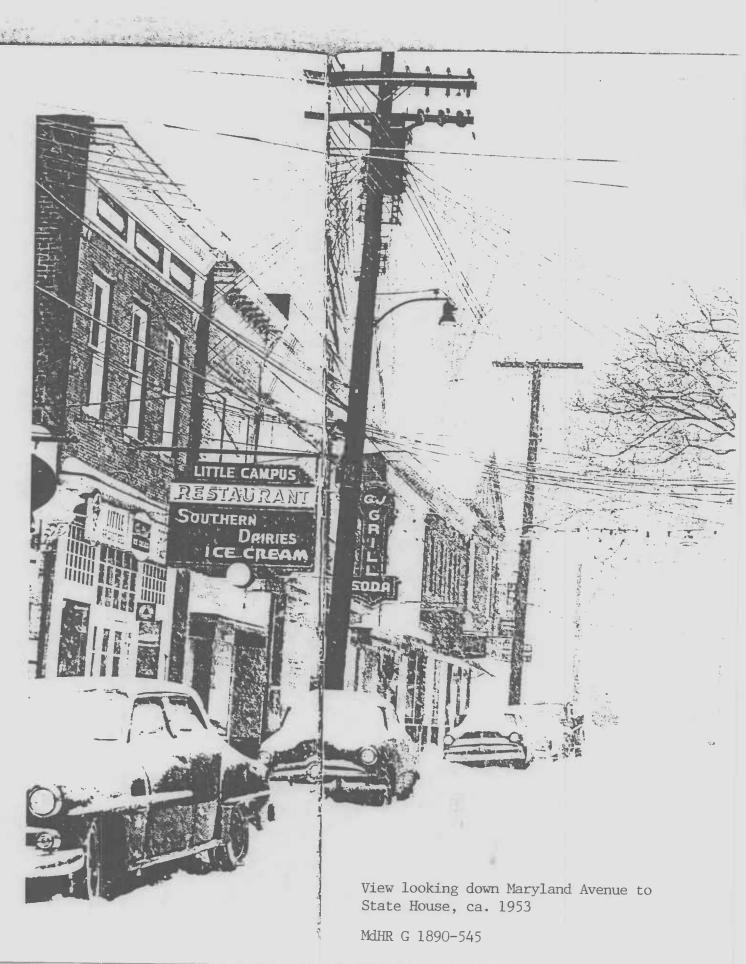


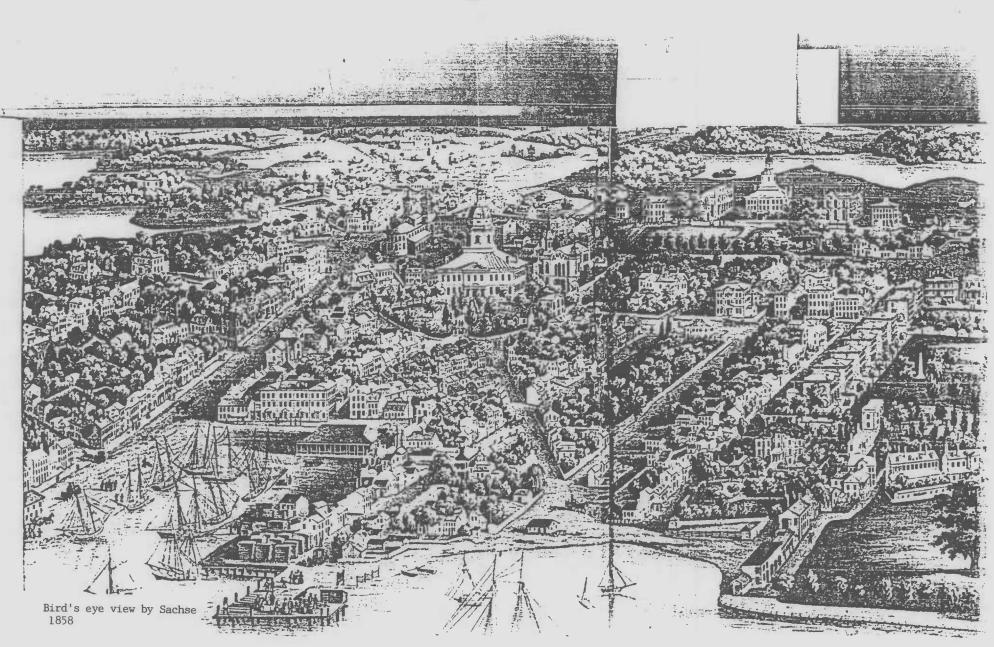
View from Dome; Maryland Avenue to East Street ca. 1924-1925 Hayman Collection (1920 ca.-1930 ca.) MSA SC-1406-125, 1924-1925 ig a losing int of his t, c. 1953. be lost as ople ven-G 1890–545

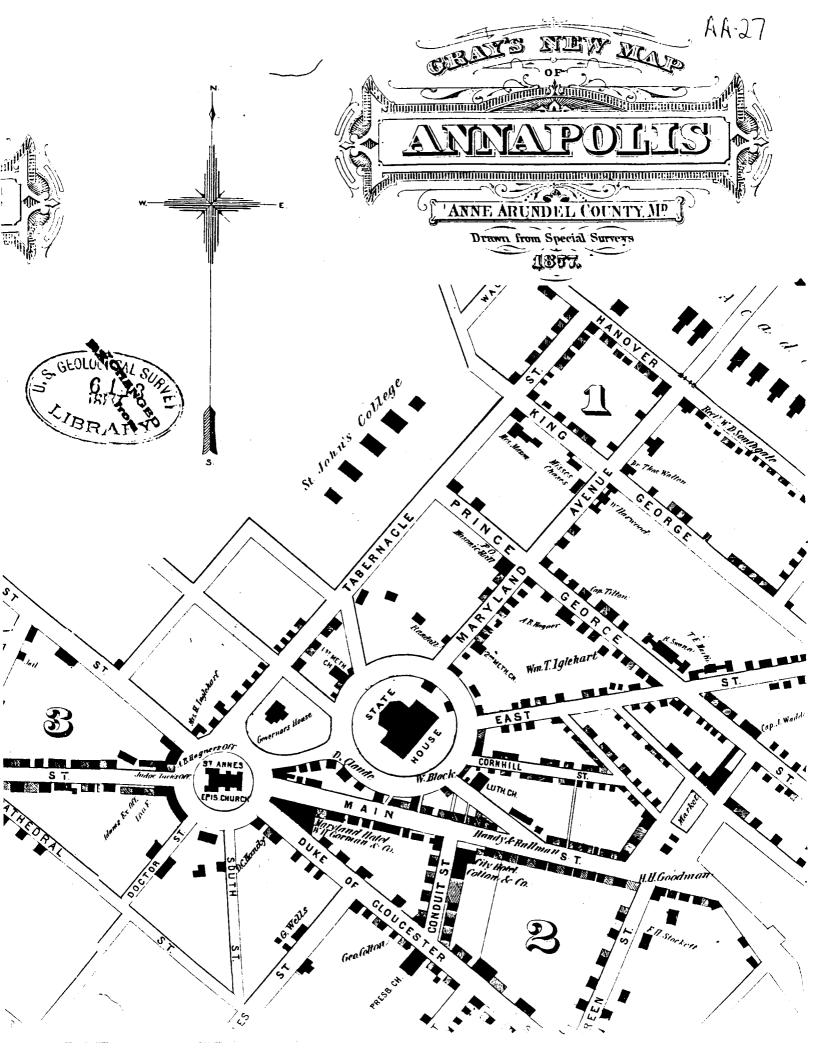
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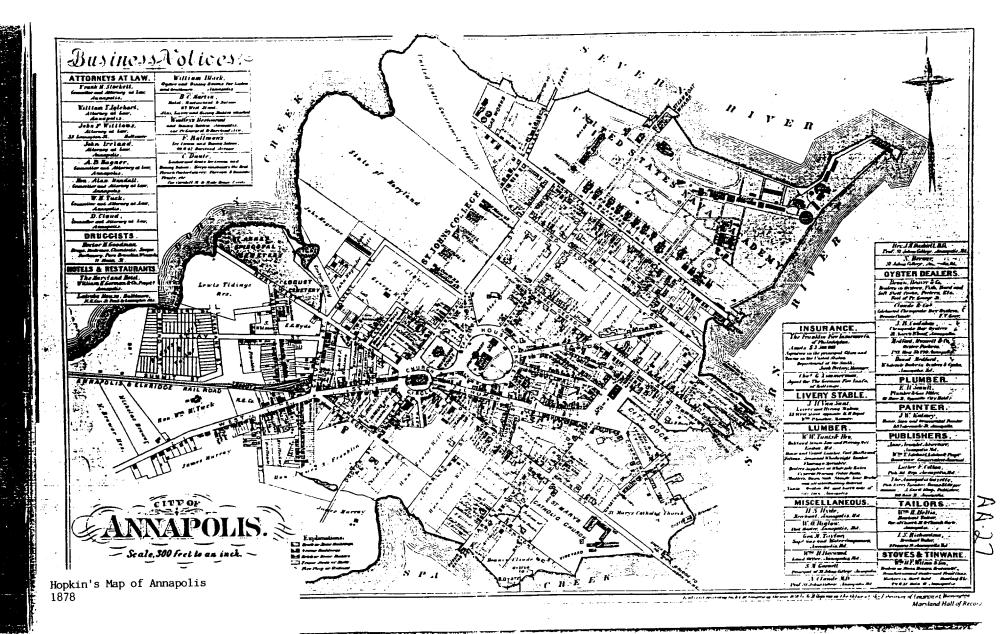
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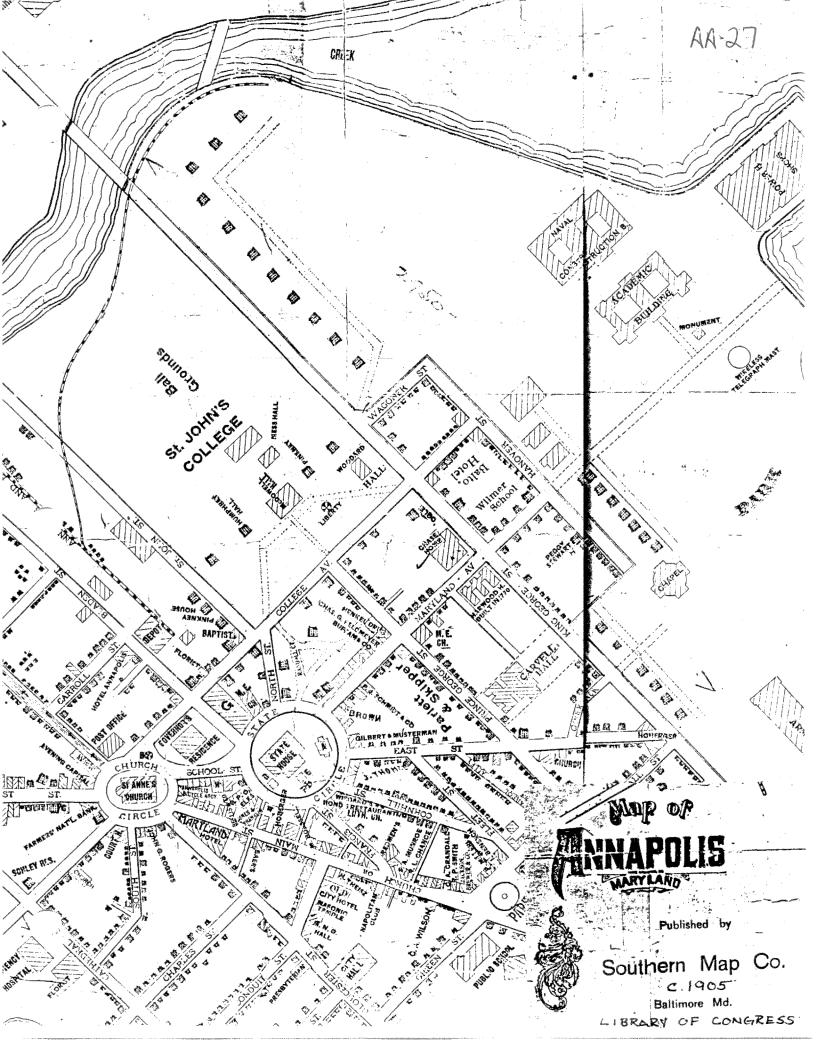
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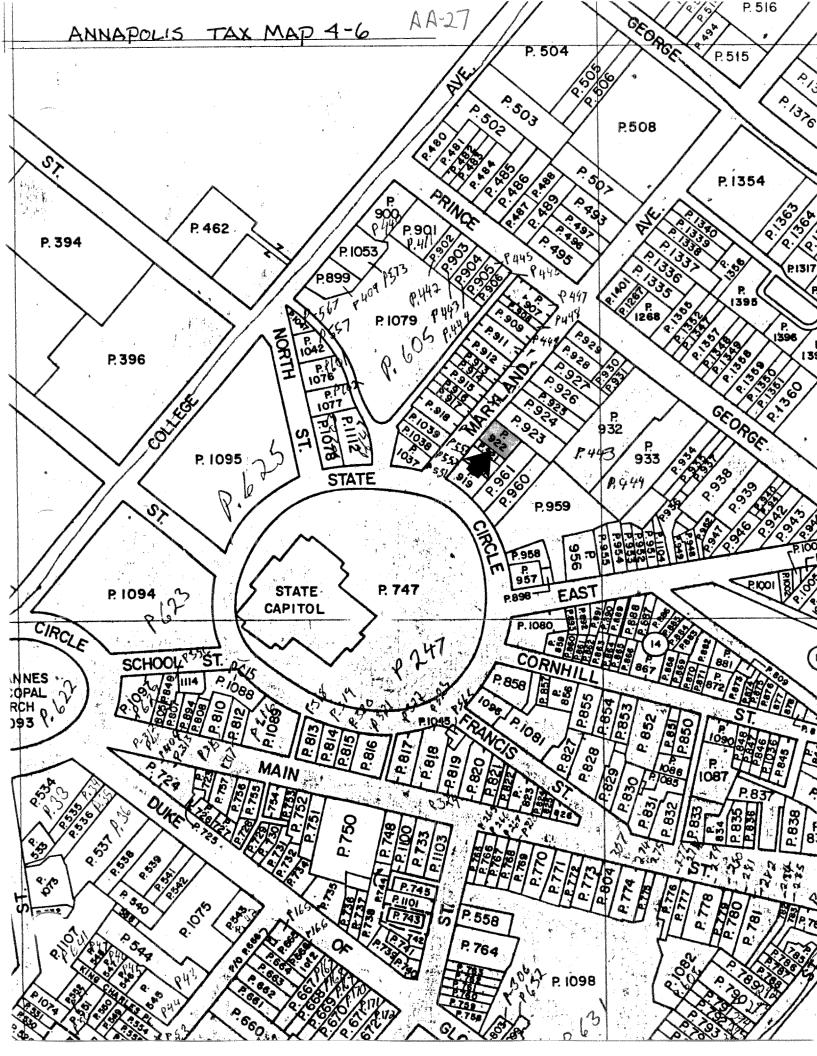














65 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1995
MARYLAND SHPO
FACADE LOOKING SOUTHEAST

0= 10



AA-27
65 MARYLAND AVENUE
ANNIA POLIS, MARYLAND
TRACERIES
NOVEMBER 1913
MARYLAND SHPO
NOTTH CORNER
#-2010



AA-21
65 MAR LAND AVENUE
NNAPOLIS MARYLAND
TRACERIES
NOVEMBER 913
MARYLAND SHPO
16T STORY FACADE
3 OF 10



GE MARYLAND AVENUE ANNAPOLIS. MARYLAND TRACERIES NOVEMBER 1993 MARYLAND SHPO SECOND STORY FACADE

#4 OF 10



AA-27
65 MARYLAND AVENUE
ANNIAPOLIS, MARYLAND
TRACERIES
VOVEMBER 1998
MISYLAND SHPO
EAST CORNIER REAR ELEVATION
5 OF



AMNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
10T FLOOR LOOKING GOUTHEAST
#-6 OF 10



AA-27
65 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
167 FLOOR CEILING
#7 OF 10



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AA-27
GE MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
NOVEMBER 1993
MARYLAND SHPO
16T FLOOR CELLING
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#8 OF 10



AA-27
65 MARYLAND AVENUE
ANNAPOLIS, MARYLAND
TRACERIES
VOVEMBER 1993
MARYLAND SHPO
15T FLOOR LOOKING NORTHWEST
#9 OF 10



AA-27 (AA-640)

67 MARYLAND AVENUE
ANNAPOLIS MARYLAND
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67A18 TO AID FLOOR
10 OF 10